

1 BILL NO. Z-81-11-34

2 ZONING MAP ORDINANCE NO. Z- Last

3 AN ORDINANCE amending the City of Fort  
4 Wayne Zoning Map No. 0-6

5 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF  
6 FORT WAYNE, INDIANA:

7 SECTION 1. That the area described as follows is  
8 hereby designated a M-1 - Light Industrial under the terms  
9 of Chapter 33, The Code of the City of Fort Wayne, Indiana of  
10 1974:

11 Lots #8, #9, #10 in College Addition  
12 to the City of Fort Wayne, Indiana.

13 and the symbols of the City of Fort Wayne Zoning Map No. 0-6,  
14 referred to therein, established by Section 33-11 of said  
15 Chapter are hereby changed accordingly.

16 SECTION 2. That this Ordinance shall be effective  
17 upon passage, approval by the Mayor and legal publication  
18 thereof.

19 Mick E. Quintana  
20 COUNCILMAN

21 APPROVED AS TO FORM AND  
22 LEGALITY NOVEMBER 20, 1981.

23 Bruce O. Boxberger  
24 BRUCE O. BOXBERGER, CITY ATTORNEY

Read the first time in full and on motion by Gia Quinta, seconded by Talarico, and duly adopted, read the second time by title and referred to the Committee Regulators (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ day of \_\_\_\_\_, M., E.S.T.

DATE: 11-24-81

Charles W. Westerman  
CHARLES W. WESTERMAN  
CITY CLERK

Read the third time in full and on motion by Eisbart, seconded by Burns, and duly adopted, placed on its passage. ~~PASS~~ (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>0</u>	<u>8</u>		<u>1</u>	
<u>BURNS</u>		<u>X</u>			
<u>EISBART</u>		<u>X</u>			
<u>GIAQUINTA</u>		<u>X</u>			
<u>NUCKOLS</u>				<u>X</u>	
<u>SCHMIDT, D.</u>		<u>X</u>			
<u>SCHMIDT, V.</u>					
<u>SCHOMBURG</u>		<u>X</u>			
<u>STIER</u>		<u>X</u>			
<u>TALARICO</u>		<u>X</u>			

DATE: 4-13-82

Charles W. Westerman  
CHARLES W. WESTERMAN - CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL) (APPROPRIATION) ORDINANCE (RESOLUTION) No. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

ATTEST: (SEAL)

CHARLES W. WESTERMAN - CITY CLERK

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at the hour of \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.S.T.

CHARLES W. WESTERMAN - CITY CLERK

Approved and signed by me this \_\_\_\_\_ day of 19\_\_\_\_, at the hour of \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.S.T.

WINFIELD C. MOSES, JR.  
MAYOR

BILL NO. 7-81-11-34

REPORT OF THE COMMITTEE ON REGULATIONS

WE, YOUR COMMITTEE ON Regulations TO WHOM WAS REFERRED AN  
ORDINANCE amending the City of Fort Wayne Zoning Map No. Q-6

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT  
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE DO NOT PASS.

BEN A. EISBART - CHAIRMAN

JANET G. BRADBURY - VICE CHAIRMAN

PAUL M. BURNS

JOHN NUCKOLS

ROY J. SCHOMBURG

*Ben A. Eisbart*

*Janet G. Bradbury*

*Paul M. Burns*

*John Nuckols*

*Roy J. Schomburg*

4-13-82 CONCURRED IN  
DATE \_\_\_\_\_ CHARLES W. WESTERMAN, CITY CLERK

BILL NO. Z-81-11-34

REPORT OF THE COMMITTEE ON REGULATIONS

WE, YOUR COMMITTEE ON Regulations TO WHOM WAS REFERRED AN  
ORDINANCE amending the City of Fort Wayne Zoning Map No. 0-6

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HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT  
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE DO PASS.

BEN A. EISBART - CHAIRMAN

JANET G. BRADBURY - VICE CHAIRMAN

PAUL M. BURNS

JOHN NUCKOLS

ROY J. SCHOMBURG

*Ben A. Eisbart*

# RECEIPT

COMMUNITY DEVELOPMENT & PLANNING

No 7183

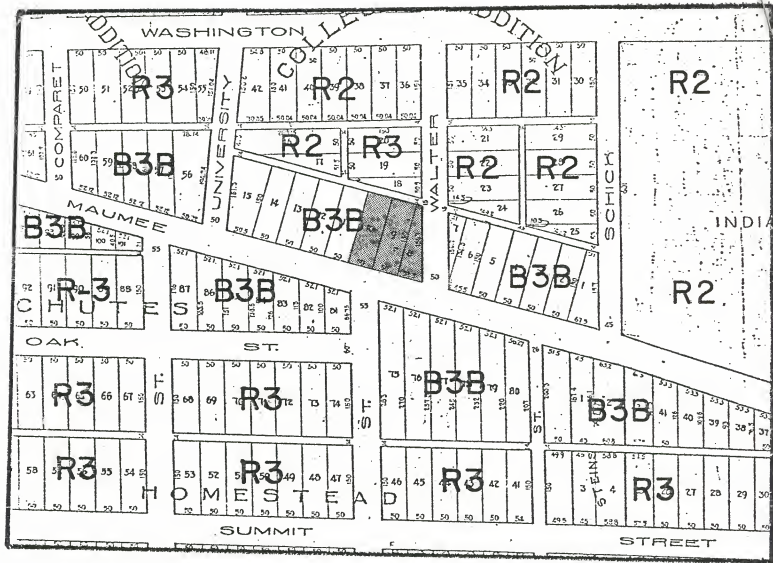
FT. WAYNE, IND., 3 Nov 1981

RECEIVED FROM Herald K. Guyman \$ 50.00

THE SUM OF Forty \$, 00/100 DOLLARS

ON ACCOUNT OF Reynolds - B-3-B to NW-1

[Signature]  
AUTHORIZED SIGNATURE



MAP NO. 0-6

Z-81-11-34

BY G.R. LAX II-5-81

PETITION FOR ZONING ORDINANCE AMENDMENT

RECEIPT NO. \_\_\_\_\_

THIS IS TO BE FILED IN DUPLICATE

DATE FILED \_\_\_\_\_

INTENDED USE \_\_\_\_\_

I/We Donald R Dafforn & Lee Heath  
(Applicant's Name or Names)

do hereby petition your Honorable Body to amend the Zoning Map of Fort Wayne Indiana, by reclassifying from a/an B-3-B District to a/an M-1 District the property described as follows:

See Attached

(Legal Description) If additional space is needed, use reverse side.

Lots # 8-9-10- College Addition City of Fort Wayne

(General Description for Planning Staff Use Only)

I/We, the undersigned, certify that I am/We are the owner(s) of fifty-one percentum (51%) or more of the property described in this petition.

DERALD R DAFFORN

824 BIRNINI LN FW

Donald R Dafforn

Lee Heath

1040 Walters FW

Lee Heath

(Name)

(Address)

(Signature)

(If additional space is needed, use reverse side.)

Legal Description checked by \_\_\_\_\_

NOTE FOLLOWING RULES

All requests for deferrals, continuances, withdrawals, or request that the ordinance be taken under advisement shall be filed in writing and be submitted to the City Plan Commission prior to the legal notice pertaining to the ordinance being sent to the newspaper for legal publication. If the request for deferral, continuance or request that ordinances be taken under advisement is received prior to the publication of the legal ad being published the head of the Plan Commission staff shall not put the matter on the agenda for the meeting at which it was to be considered. The Plan Commission staff will not accept request from petitioners for deferrals, continuances, withdrawals, or requests that an ordinance be taken under advisement, after the legal notice of said ordinance is forwarded to the newspaper for legal publication but shall schedule the matter for hearing before the City Plan Commission. (FILING FEE \$50.00)

Name and address of the preparer, attorney or agent.

Donald R Dafforn  
(Name)

824 BIRNINI LN 46815  
(Address & Zip Code)

749-0807  
(Telephone Number)

COMMUNITY DEVELOPMENT AND PLANNING / Division of Long Range Planning & Zoning and (CITY PLAN COMMISSION) / Room #830, City-County Building, One Main Street, Fort Wayne, IN 46802 (PHONE: 219/423-7571)

Applicants, Property owners and preparer shall be notified of the Public Hearing approximately ten (10) days prior to the meeting.

Legal Description of property to be rezoned.

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Owners of Property

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(Name)

(Address)

(Signature)

NOTE: All checks are to be made payable to: CITY OF FORT WAYNE

This form is to be filed in duplicate.





RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on November 24, 1981, referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-81-11-34; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on December 21, 1981;

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend by a motion made by Darrell Blanton, seconded by Ben Eisbart that this ordinance be returned to the Common Council with a DO NOT PASS recommendation based on the Commission's following "Finding of Fact".

(1) the grant will be injurious to the public health, safety, morals, and general welfare of the community;

(2) the use or value of the area adjacent to the property included in the rezoning will be affected in a substantially adverse manner;

(3) the need for the rezoning does not arise from conditions peculiar to the property involved and the condition is not due to the general conditions of the neighborhood;

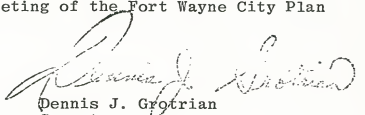
(4) the strict application of the terms of the zoning ordinance will not constitute an unusual and unnecessary hardship to this property;

(5) the grant interferes substantially with the comprehensive plan adopted under the 500 series of the metropolitan development law; and,

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held March 22, 1982.

Certified and signed this  
23rd day of March 1982.



Dennis J. Grotirian  
Secretary



# The City of Fort Wayne

CITY PLAN COMMISSION

23 March 1982

Members of the Common Council  
City-County Building  
One Main Street  
Fort Wayne, IN 46802

Gentlemen and Mrs. Bradbury:

Attached hereto is a copy of a resolution pertaining to one (1) zoning ordinance amendment acted upon by the City Plan Commission at their regular meeting held March 22, 1982. In addition to the reasons outlined in the resolution, the following are additional remarks pertaining to the ordinance involved.

1. Bill No. Z-81-11-34
2. From B-3-B to M-1
3. Intended Use: Fiberglass fabricating and manufacturing plant.
4. Plan Commission Recommendation: DO NOT PASS

This ordinance received a DO NOT PASS recommendation for the following reason:

- a. The Commission did not feel this was a compatible use for the area and did not conform with the approved East Central Neighborhood Plan.

If there are any questions with regard to this ordinance, please feel free to call on us.

Respectfully submitted,

COMMUNITY DEVELOPMENT & PLANNING

*Gary F. Baeten*  
Gary F Baeten  
Senior Planner

GFB:pb

Attachments

5496

Admn. Appr. \_\_\_\_\_

## DIGEST SHEET

TITLE OF ORDINANCE Zoning Ordinance Amendment 3-81-11-34DEPARTMENT REQUESTING ORDINANCE Long Range Planning & Zoning - CD&PSYNOPSIS OF ORDINANCE Lots 8, 9 & 10 in College Addition.  
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\_\_\_\_\_EFFECT OF PASSAGE Property is now zoned B-3-B - General Business. Property  
will become M-1 - Light Industrial.  
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\_\_\_\_\_  
\_\_\_\_\_EFFECT OF NON-PASSAGE Property will remain B-3-B - General Business.  
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\_\_\_\_\_  
\_\_\_\_\_MONEY INVOLVED (Direct Costs, Expenditures, Savings) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ASSIGNED TO COMMITTEE (J.N.) \_\_\_\_\_  
\_\_\_\_\_  
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